

1407 SQ FT
233 - 40A Ave NW



MAPLE CREST SHOWHOME

416 - 42 Avenue NW, Edmonton
587.524.2160
maplecrest@bedrockhomes.ca

Job # MPC-0-034342
Lot 28, Block 14, Plan 162 3032

Over
\$9,500
in Designer
Upgrades

DETAILS

- Over \$24,850 off the listed price.
- Over \$9,500 interior upgrades included.
- Considered Smart Home, equipped with cutting edge technology mechanical system controlled by NEST thermostat. This single attached garage duplex with 3 bedrooms, 2.5 bath, spacious built-in ensuite walk-in closet, and convenient second floor laundry.
- Waterline to the fridge included. Non-freeze hose bibs with shut off valves for all exterior faucets.
- Side yard fence is included - down in between the duplex lot, a maximum of 3 meters from the front of the home and completed in between units along common lot line.
- Upgraded main floor railing with metal spindles for a more modern feel, with a cozy fireplace to complete the living room.
- Includes 6 piece brand new Samsung appliances which include 4 stainless steel finish kitchen appliances and white finish front load washer and dryer with advanced moisture drying sensor.
- Great party walls make great neighbours! Each half of the duplex has it's own 2' x 4' wall which means no shared studs and floor joist eliminating vibration.
- Save money on electricity with advanced triple pane low E-Argon filled Energy Star rated windows and doors for high energy efficiency and minimal outside noise.
- Clean and painted basement floor with a 3 piece bathroom roughed in. The removable 5' x 2' dual slider basement windows are wide enough to fit drywall through for future basement development.
- Low VOC, 1¼" thick maintenance free quartz counter top in the main kitchen and second floor bathrooms with undermount sink.
- Durable precast concrete exterior steps that requires no maintenance and exterior walls and ceilings are vapour sealed.
- Equipped with carbon monoxide detector, high efficiency 2-stage furnace, humidifier and HRV (Heat Recovery Ventilation) system - provides fresh air and improve climate control while saving energy by reducing heating requirements.
- Keep your kitchen organized with the convenient and easy to use pot and pan drawers and 36" upper cabinets throughout the kitchen.



BEDROCK
HOMES

KENT ASHBURY

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Main Floor
680 SQ FT

Second Floor
727 SQ FT